

NOTICE OF PUBLIC MEETING
Posted July 10, 2020

A public meeting of the Denham Springs Planning and Zoning Commission will be held as follows:

DATE: July 13, 2020
TIME: 6:00 p.m.
PLACE: The Masonic Hall
313 Benton Street
Denham Springs, LA 70726

AGENDA:

****Pursuant to La. R.S. 42:14(D) public comment or input shall be allowed at any time prior to a vote on any agenda item**

PLANNING COMMISSION

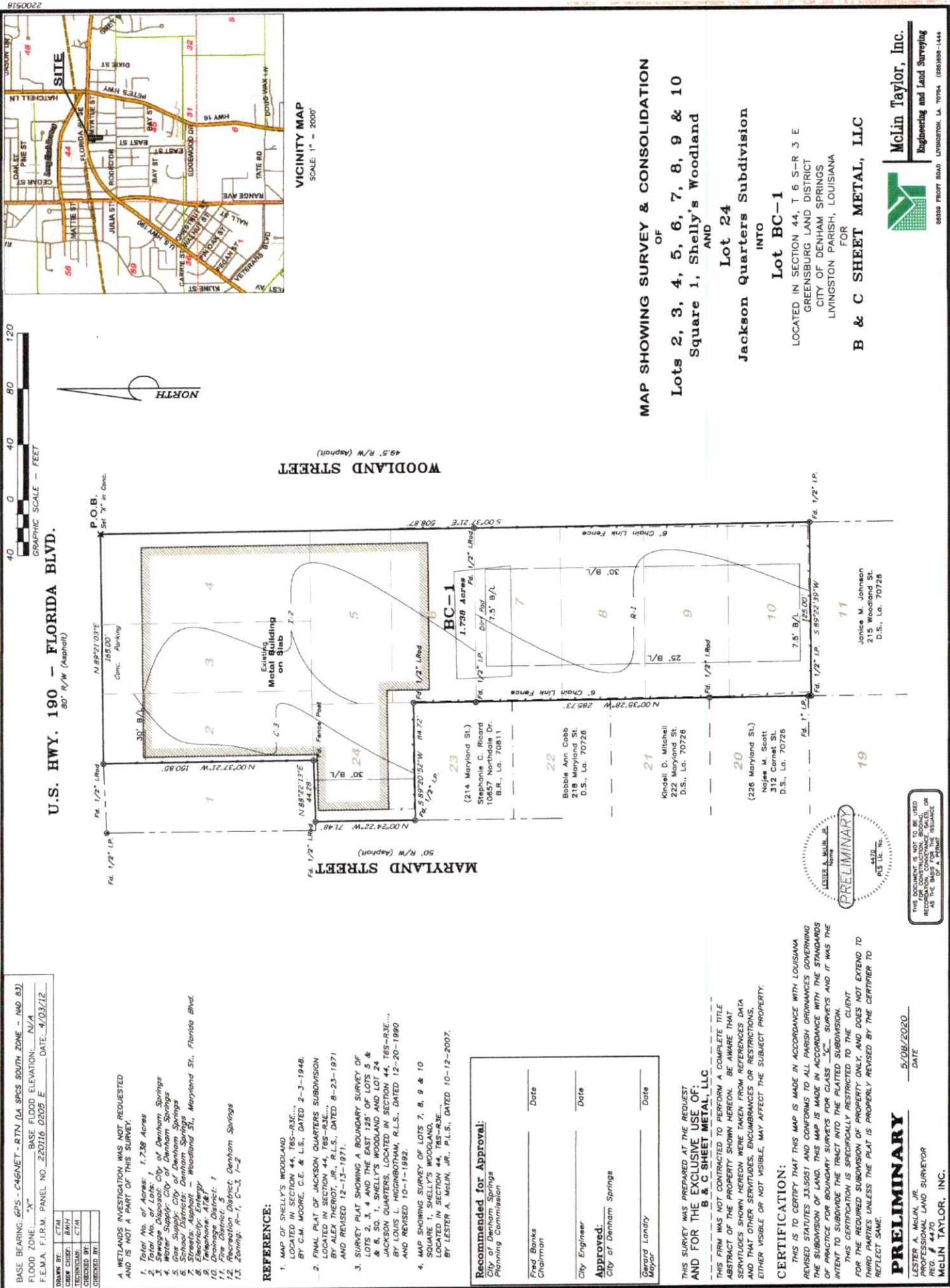
#	TOPICS	NOTES
1.	Approve the minutes of the previous meeting of June 15, 2020, as sent to each member.	
2	Appoint a Planning and Zoning Chairman and Vice Chairman for the fiscal year of 2020/2021	
3.	Hold a Public Hearing to consider the Resubdivision of Lots 2, 3, 4, 5, 6, 7, 8, 9, 10 & 24 into Lot BC-1 located in Section 44, T6S-R3E, G.L.D., City of Denham Springs, Livingston Parish, Louisiana (RS-779) [530 Florida Ave SE]. Requested by B & C Sheet Metal	

ZONING COMMISSION

#	TOPICS	NOTES
1.	Approve the minutes of the previous meeting of June 15, 2020, as sent to each member.	
2.	Hold a Public Hearing on a Rezoning request from R-1 Residential, C-3 Commercial to I-2 Industrial located in Section 44, T6S-R3E, G.L.D., City of Denham Springs, Livingston Parish, Louisiana (RZ-433) [530 Florida Ave SE]. Requested by B & C Sheet Metal	
3.	Hold a Public Hearing on a variance request for front yard setback from 20ft to 17ft in Section 1, T7S-R2E, G.L.D., City of Denham Springs, Livingston Parish, Louisiana (V-1002) [1122 Don Ave] Requested by George Rupert.	
4.	Authorize a Public Hearing on a Special Use Permit request for Parcel # 0337402A, in Section 68, T7S-R2E, G.L.D, City of Denham Springs, Livingston Parish Louisiana for the purpose of a residential town home development (SUP-1006-20). Requested by Sam Nickroo [Triangular Corner @Rushing Rd & 4-H Club Rd]	
5.	Authorize a Public Hearing on a variance request for a site area requirement from 5 acres to 0.60 acre request for Lots 9, 11 & 13 of Miley's Subdivision located in Sec 59, T6S-R2E, G.L.D., City of Denham Springs, Livingston Parish, Louisiana (V-1003). Requested by Bradley Barber [230 Capitol St]	

City of Denham Springs
P.O. Box 1629
Denham Springs, LA 70727-1629

PLANNING ITEM #3 + ZONING ITEM #2



U.S. HWY. 190 - FLORIDA BLVD.

WOODLAND STREET

MARYLAND STREET

MAP SHOWING SURVEY & CONSOLIDATION

Lots 2, 3, 4, 5, 6, 7, 8, 9 & 10
Square 1, Shelly's Woodland
AND

Lot 24
Jackson Quarters Subdivision
INTO
Lot BC-1

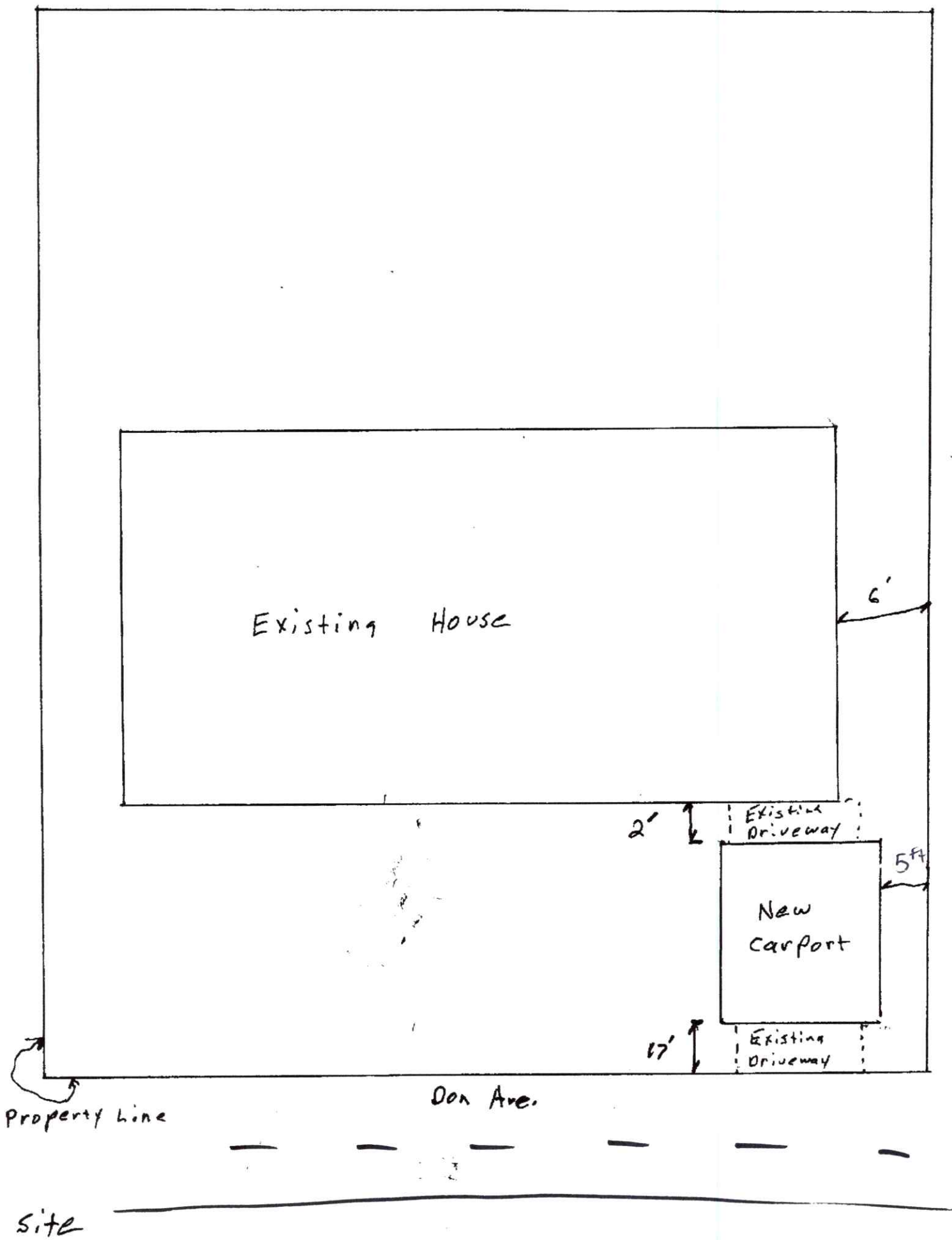
LOCATED IN SECTION 44, T 6 S-R 3 E
GREENSBURG LAND DISTRICT
CITY OF DENHAM SPRINGS
LIVINGSTON PARISH, LOUISIANA

FOR
B & C SHEET METAL, LLC

Melin Taylor, Inc.
Engineering and Land Surveying
58335 PERRY ROAD LIVINGSTON, LA 70754 (504) 988-1444



ZONING ITEM #3



From: Jilliane Duplessis jilliane.dw@gmail.com
Subject: Carport
Date: Jun 14, 2020 at 2:44:41 PM
To: prupert2000@gmail.com

To whom it may concern,

On June 9th, 2019 my neighbors George and Pamela Rupert informed me of their decision to add an awning to a portion of their driveway to be used to to park their cars under. They asked if my husband or I had any questions or concerns relating to the construction of of said awning. My husband and I wanted to go on record saying that we do not have any concerns and we feel as though this project would not cause any negative implications to us as their neighbors. We look forward to seeing them enjoy this new feature of their property for years to come. Please feel free to contact us personally with any questions or concerns.

- Jilliane and Robert Williams

(225) 480-9981

(225) 244-2961

LIVINGSTON, LA 70737

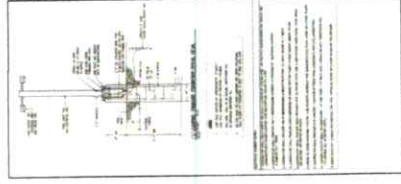
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1 SITE PLAN

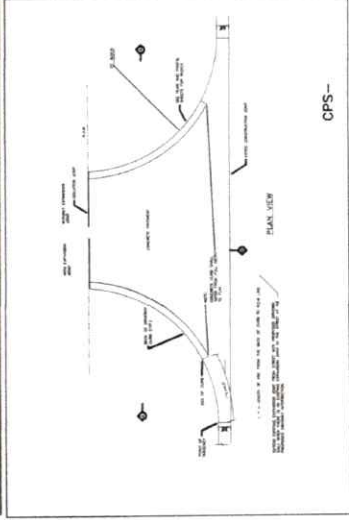
SCALE: 1'-0"=20'



PARKING LIGHT FIXTURE
SCALE: 1'-0"=20'



DRIVEWAY DETAIL
SCALE: 1'-0"=20'



GEOMETRICAL
SITE PLAN

C200

THE CROSSING AT RUSHING ROAD
A 0.955 ACRE TRACT PARCEL NO 0337402
LIVINGSTON PARISH, LA

MAP DESIGN GROUP, LLC
ARCHITECTS ENGINEERS
11008 N. HAGGELL'S FERRY ROAD SUITE 10
BATON ROUGE, LOUISIANA 70816
P: 225-767-4590 E: MAP@MAPDGP.COM

1. Properties.

The three properties at issue are contiguous properties totaling approximately 0.63 acre, or 27,400 square feet. A copy of the plat is attached as Exhibit A.

2. Existing Zoning.

The properties are currently zoned R-1. Prior to July 9, 2019, the properties were zoned C-2 commercial. See the zoning verification from the City of Denham Springs attached as Exhibit B.

3. Existing Permitted Conditional Use.

Permitted conditional uses under R-1 include “[h]omes for the aged, nursing homes, convalescent homes and orphan homes when located on a site having a minimum of five acres or 1,000 square feet per occupant, whichever is greater, including permanent employees domiciled upon the site.”

4. Proposed Use.

The properties were acquired by Bradley W. Barber for the purpose of building a male youth/young adult home on the site providing residents training and services to empower them to reach their highest potential through educational support, life skills training, career preparedness, housing and mentorship. It is envisioned that the home will house up to 12 residents plus three resident assistants living at the property full-time.

5. Proposed Variance.

The properties at issue do not total five acres, but do exceed by a large margin the 1,000 square foot per resident criteria. We therefore request a variation from the five acre minimum to 0.60 acres.